

JUN 29 8 49 AM '98

W.E. ROSS, JR.,  
ROSS-McGOWAN PROPERTIES, L.P.,  
PAYTON PARTNERS, LTD, AND  
PAYTON PRODUCTION, INC., GRANTORS

BK 335 PG 493

DEED OF GIFT W.E. DAVID CH. CLK.

TO

DESOTO COUNTY CONVENTION AND  
VISITORS BUREAU, GRANTEE

FOR AND IN CONSIDERATION of the well being of the citizens of DeSoto County, Mississippi the Grantors, W.E. ROSS, JR., ROSS-McGOWAN PROPERTIES, L.P., a Tennessee Limited Partnership, Charlotte R. McGowan and Wayne G. McGowan, Jr., General Partners, PAYTON PRODUCTION, INC., a Texas corporation, and PAYTON PARTNERS, LTD., a Texas limited partnership, Payton Production, Inc., a Texas corporation, general partner, hereby donate, give, convey, and warrant unto the Grantee, DESOTO COUNTY CONVENTION AND VISITORS BUREAU, a political subdivision of DeSoto County, Mississippi, the land in DeSoto County, Mississippi, being more particularly described as follows:

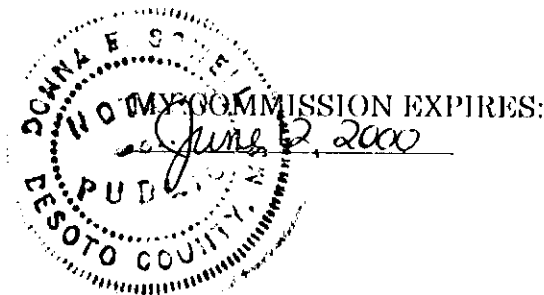
a portion of the W. E. Ross, Jr., et al property located in DeSoto County, Mississippi being more particularly described on Exhibit "C" attached hereto. (Exhibit "C" is the only exhibit attached hereto.)

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1998 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 31 day of January, 1998.W.E. Ross, Jr.  
W.E. ROSS, JR.PAYTON PARTNERS, LTD  
A Texas Limited PartnershipROSS-McGOWAN PROPERTIES, L.P.  
a Tennessee limited partnershipBY: Payton Production, Inc.,  
General PartnerBY: C.W. Payton, M.D.  
C. W. Payton, M.D.  
PresidentBy: Charlotte R. McGowan  
Charlotte R. McGowan,  
General PartnerPAYTON PRODUCTION, INC.  
A Texas CorporationWayne G. McGowan, Jr.  
Wayne G. McGowan, Jr.,  
General PartnerBY: C.W. Payton, M.D.  
C. W. Payton, M.D.,  
PresidentSTATE OF MS  
COUNTY OF DeSoto

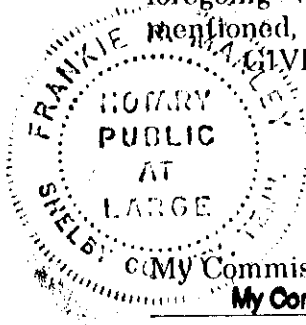
This day personally appeared before me, the undersigned authority in and for said County and State, the within named W.E. ROSS, JR., who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 31 day of January, 1998.

Donna E. Swell  
NOTARY PUBLIC

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named CHARLOTTE R. McGOWAN and WAYNE G. McGOWAN, JR. who acknowledged being General Partners of ROSS McGOWAN PROPERTIES, L.P., a Tennessee limited partnership, and for and on behalf of the said partnership and as its act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do. GIVEN under my hand and official seal this the 31<sup>st</sup> day of January, 1998.



Frankie D. Manley  
Notary Public

My Commission Expires:  
My Commission Expires May 2, 2000

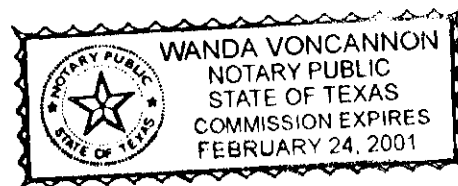
STATE OF TEXAS  
COUNTY OF GREGG

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named C. W. PAYTON, M.D. who acknowledged being President of PAYTON PRODUCTION, INC., a Texas corporation, and for and on behalf of the said corporation and as its act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal this the 2nd day of FEBRUARY, 1998.

Wanda Voncannon  
Notary Public

My Commission Expires:  
2-24-2001



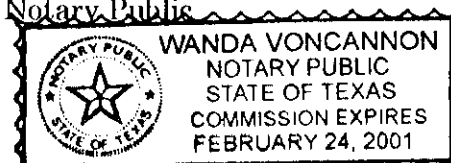
STATE OF TEXAS  
 COUNTY OF GALLAGHER

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named C. W. PAYTON, M.D. who acknowledged being President of PAYTON PRODUCTION, INC., a Texas corporation, general partner of Payton Partners, LTD, a Texas limited partnership, and for and on behalf of the said corporation and limited partnership and as their act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation and limited partnership so to do.

GIVEN under my hand and official seal this the 2nd day of FEBRUARY, 1998.

*Wanda Voncannon*

Notary Public



My Commission Expires:  
2-24-2001

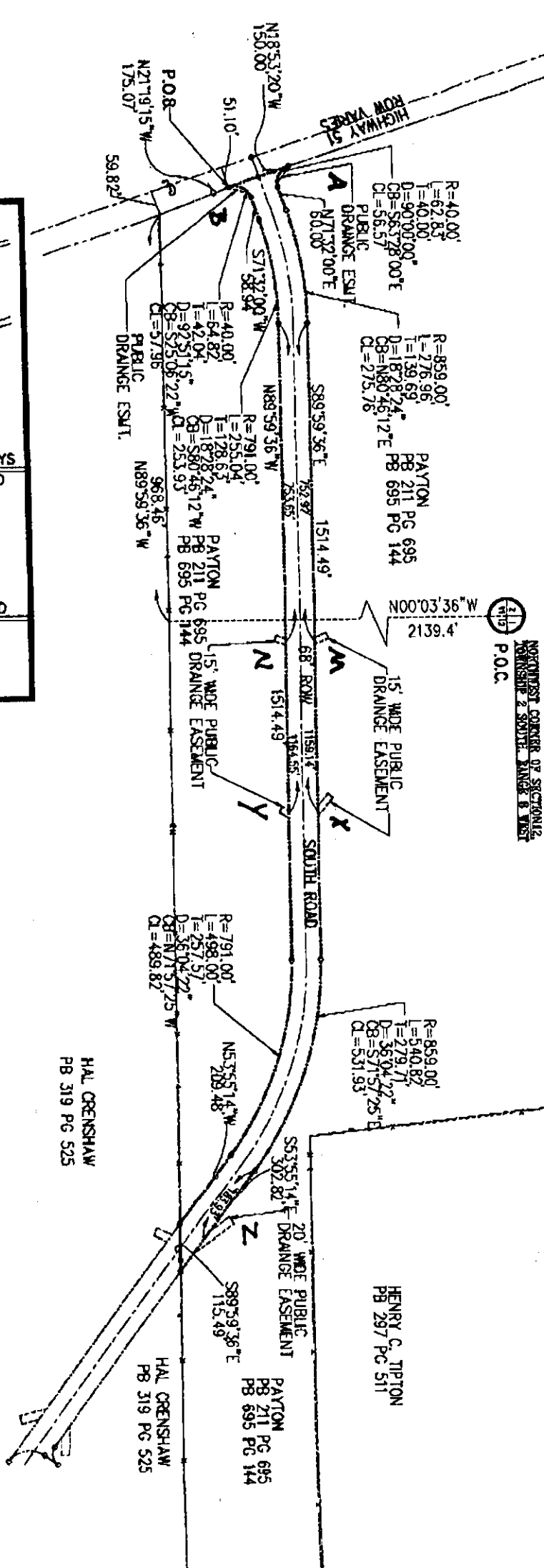
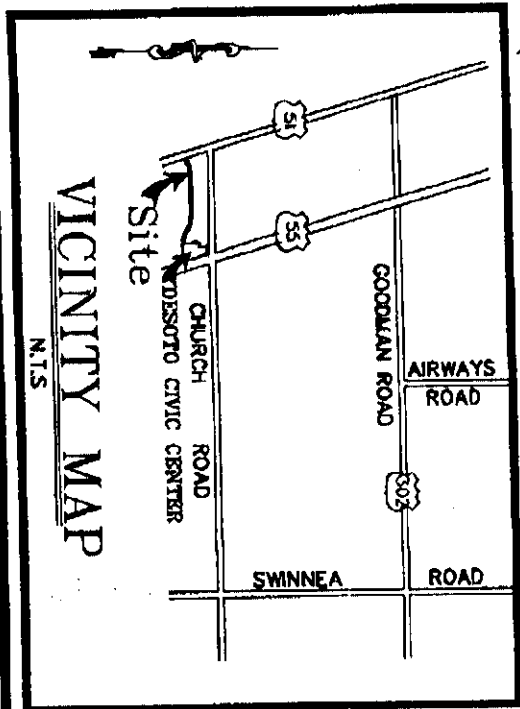
GRANTOR'S ADDRESS: 5010 Highway 51 North, Horn Lake, MS 38637  
 Home #: 601-393-7534 Bus #: 601-349-0016

GRANTEE'S ADDRESS: P.O. Box 37, Horn Lake, MS 38637  
 Home #: None Bus #: 601-349-2021

Prepared by:  
 Walker, Brown & Brown, P. A.  
 P. O. Box 276  
 2540 Highway 51 South  
 Hernando, MS 38632  
 601-429-5277  
 901-521-9292

BK0335PG0497

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341



CH CORPORATION - DRAINAGE - LAND PLANNING - LANDSCAPE ARCHITECTURE  
2205 BEAL BLVD. SUITE 200, MEMPHIS, TENNESSEE 38103  
ETI 1087-96087-22 (901)254-4000

DIVISION OF ENGINEERING

ACCESS ROADWAY DEDICATION  
WITH DRAINAGE EASEMENTS  
DESOTO COUNTY, MISSISSIPPI

SURVEY BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: ETI COMP. DATE: 6/23/98

BOOK: \_\_\_\_\_ SCALE: 1"=300'

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 1 of 9

Exhibit C

A

EASEMENT DESCRIPTION

A public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and Deed Book 286, Page 341 in the Desoto County Register's Office; said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property; thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 175.07 feet to a point; thence N18°53'20"W along said east right-of-way, a distance of 150.00 feet to a point in the north right-of-way of proposed South Road (68' R.O.W.) being the POINT OF BEGINNING; thence S57°59'30"E, a distance of 50.91 feet to a point on a curve in said north right-of-way of South Road; thence northwestwardly along said north right-of-way along a curve to the right having a radius of 40.00 feet, a distance along its arc of 55.19 feet (chord - S57°59'30"E, 50.91') to the POINT OF BEGINNING and containing 318.31 square feet.

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341



ETI JOB# 96087-22

SHEET 8 of 9

DIVISION OF ENGINEERING  
DESCRIPTION  
DRAINAGE EASEMENT  
DESOTO COUNTY, MISSISSIPPI

SURVEY BY: \_\_\_\_\_ DATE: 6/23/98  
DRAWN BY: ETI CORP. SCALE: 1"=300'  
APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

Exhibit C

EASEMENT DESCRIPTION

A public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and Deed Book 286, Page 341 in the Desoto County Register's Office; said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property; thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 175.07 feet to a point of curvature in the south right-of-way of proposed South Road (68' R.O.W.) and being the POINT OF BEGINNING; thence northeasterly along said south right-of-way along a curve to the right having a radius of 40.00 feet, a distance along its arc of 55.34 feet to a point; thence S18°18'42"W, a distance of 51.03 feet to the POINT OF BEGINNING and containing 320.75 square feet.

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341

SHEET 9 of 9

DIVISION OF ENGINEERING  
DESCRIPTION  
DRAINAGE EASEMENT  
DESOTO COUNTY, MISSISSIPPI

SURVEY BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAFTSMAN: ETI CORP. DATE: 6/23/98 SCALE: 1"=100'  
APPROVED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE



ONE GULF BANK ROAD, SUITE 200 • MEMPHIS, TENNESSEE 38103-2000 (901) 754-5000

ETI JOB# 96087-22

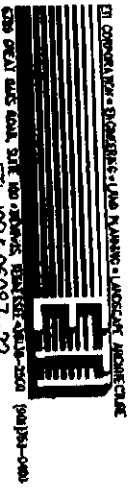
Exhibit C

EASEMENT DESCRIPTION

A 15' wide public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and Deed Book 286, Page 341 in the Desoto County Register's Office; the centerline of said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property, thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 251.01 feet to the intersection of said east line of Highway 51 and the centerline of proposed South Road (68' R.O.W.); thence N17°32'00"E along said centerline of proposed South Road, a distance of 99.45 feet to a point of curvature; thence continuing along said centerline along a curve to the right having a radius of 825.00 feet, a distance along its arc of 266.00 feet to a point of tangency; thence S89°59'36"E along said centerline, a distance of 752.92 feet to a point; thence N00°00'24"W perpendicular to said centerline, a distance of 34.00 feet to the POINT OF BEGINNING in the north right-of-way of said South Road; thence N21°28'52"W, a distance of 32.07 feet; the above described easement containing 481.00 square feet of land.

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341



ETI JOB# 96087-22

DIVISION OF ENGINEERING	
DESCRIPTION	
DRAINAGE EASEMENT	
DESOTO COUNTY, MISSISSIPPI	
SURVEY BY: ETI CORP.	DATE: 6/23/98
DRAFTSMAN: ETI CORP.	SCALE: 1"=300'
APPROVED	DATE
APPROVED	DATE

SHEET 3 of 9

Exhibit C



EASEMENT DESCRIPTION

A 15' wide public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and Deed Book 286, Page 341 in the Desoto County Register's Office; the centerline of said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property; thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 251.01 feet to the intersection of said east line of Highway 51 and the centerline of proposed South Road (68' R.O.W.); thence N17°32'00"E along said centerline of proposed South Road, a distance of 99.45 feet to a point of curvature; thence continuing along said centerline along a curve to the right having a radius of 825.00 feet, a distance along its arc of 266.00 feet to a point of tangency; thence S89°59'36"E along said centerline, a distance of 1159.14 feet to a point; thence N00°00'24"W perpendicular to said centerline, a distance of 34.00 feet to THE POINT OF BEGINNING in the north right-of-way of said South Road; thence N50°17'51"W, a distance of 47.75' to a point; the above described easement containing 716.27 square feet.

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341



DIVISION OF ENGINEERING		SHEET 5 of 9	
DESCRIPTION			
DRAINAGE EASEMENT			
DESOTO COUNTY, MISSISSIPPI			
SUBMIT BY:	DATE:	BOOK:	
DRAFTSMAN: ETI CORP.	DATE: 6/23/98	SCALE: 1"=50'	
APPROVED			
APPROVED			
	DATE		DATE

Exhibit C

EASEMENT DESCRIPTION

A 15' wide public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and in Deed Book 286, Page 341 in the Desoto County Register's Office; the centerline of said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property; thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 251.01 feet to the intersection of said east line of Highway 51 and the centerline of proposed South Road (68' R.O.W.); thence N17°32'00"E along said centerline of proposed South Road, a distance of 99.45 feet to a point of curvature; thence continuing along said centerline along a curve to the right having a radius of 825.00 feet, a distance along its arc of 266.00 feet to a point of tangency; thence S89°59'36"E along said centerline, a distance of 1164.55 feet to a point; thence S00°00'24"E perpendicular to said centerline, a distance of 34.00 feet to the POINT OF BEGINNING in the south right-of-way of said South Road; thence S33°32'57"W, a distance of 21.23 feet to a point; the above described easement containing 318.48 square feet.

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341



ETI JOB# 96087-22

SHEET 6 of 9

DIVISION OF ENGINEERING  
DESCRIPTION  
DRAINAGE EASEMENT  
DESOTO COUNTY, MISSISSIPPI

SURVEY BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAFTSMAN: ETI CORP. DATE: 6/23/98 SCALE: 1"=300'  
APPROVED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

Exhibit C

EASEMENT DESCRIPTION

A 20' wide public drainage easement across the Payton property located in part of the northeast quarter of Section 11, Township 2 South, Range 8 West, and part of the northwest quarter of Section 12, Township 2 South, Range 8 West, Desoto County, Mississippi, and recorded in Deed Book 211, Page 695 and Deed Book 287, Page 144 and Deed Book 286, Page 341 in the Desoto County Register's Office; the centerline of said easement being more particularly described as follows:

Commencing at the northwest corner of Section 12, Township 2 South, Range 8 West; thence S00°03'36"E along the west line of said Section 12, a distance of 2139.4 feet to a point in the south line of said Payton property; thence N89°59'36"W along said south line, a distance of 968.46 feet to a point being the southwest corner of said Payton property and being in the east right-of-way of Highway 51 (59.82' from centerline); thence N21°19'15"W along said east line of Highway 51, a distance of 251.01 feet to the intersection of said east line of Highway 51 and the centerline of proposed South Road (68' R.O.W.); thence N17°32'00"E along said centerline of proposed South Road, a distance of 99.45 feet to a point of curvature; thence continuing along said centerline along a curve to the right having a radius of 825.00 feet, a distance along its arc of 266.00 feet to a point of tangency; thence S89°59'36"E along said centerline, a distance of 1514.49 feet to a point of curvature; thence along said centerline along a curve to the right having a radius of 825.00 feet, a distance along its arc of 519.41 feet to a point of tangency; thence S53°55'14"E along said centerline, a distance of 217.20 feet to a point; thence N36°04'36"E perpendicular to said centerline, a distance of 34.00 feet to the POINT OF BEGINNING in the north right-of-way of said South Road; thence N36°25'46"W, a distance of 88.98 feet to a point; the above described easement containing 1794.95 square feet.

2

SHEET 2 of 3

DIVISION OF ENGINEERING  
DESCRIPTION  
DRAINAGE EASEMENT  
DESOTO COUNTY, MISSISSIPPI

SURVEY BY: ETI CORP. DATE: 6/23/98 BOOK: 1  
DRAWN BY: ETI CORP. SCALE: 1"=300'

APPROVED

APPROVED

DATE DATE

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4000 GULF ROAD, SUITE 200 • MEMPHIS, TENNESSEE 38119 (901) 241-0401

ETI JOB#: 96087-22

PROPERTY OF  
BESSIE PAYTON  
DB 211, PG 695  
DB 287, PG 144  
DB 286, PG 341

Exhibit C